

SUBMIT: COMPLETED APPLICATION, TAX STATEMENT AND FEE TO:  
 Bayfield County  
 Planning and Zoning Depart.  
 PO Box 58  
 Washburn, WI 54891  
 (715) 373-6138

APPLICATION FOR PERMIT  
 BAYFIELD COUNTY, WISCONSIN

RECEIVED  
 Date Stamp (Received)  
**OCT 28 2021**  
 Bayfield Co.  
 Planning and Zoning Agency

Permit #:	22-0032 ENTERED
Date:	3-3-2022
Amount Paid:	\$175 2-1-2022 Spec use Class-A FIG
Other:	
Refund:	

INSTRUCTIONS: No permits will be issued until all fees are paid. Checks are made payable to: Bayfield County Zoning Department.

DO NOT START CONSTRUCTION UNTIL ALL PERMITS HAVE BEEN ISSUED TO APPLICANT. Original Application MUST be submitted FILL OUT IN INK (NO PENCIL)

TYPE OF PERMIT REQUESTED		<input type="checkbox"/> LAND USE	<input type="checkbox"/> SANITARY	<input type="checkbox"/> PRIVY	<input type="checkbox"/> CONDITIONAL USE	<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> B.O.A.	<input type="checkbox"/> OTHER
Owner's Name:	James Lean		Mailing Address:	2117 Abbey Rd		City/State/Zip:	Onalaska, WI 54650	
Address of Property:	Tax ID # 7082		City/State/Zip:	Washburn, WI 54891		Telephone:		
Email: (print clearly)	jimleanmd@gmail.com		Contractor:	Ritola		Contractor Phone:	715 278 3924	
Authorized Agent: (Person Signing Application on behalf of Owner(s))			Agent Phone:			Agent Mailing Address (include City/State/Zip):		
PROJECT LOCATION	See # 7082	Legal Description: (Use Tax Statement)	Tax ID#	# 7082		Recorded Document: (Showing Ownership)	2020R 581861	
1/4, 1/4	Gov't Lot	Lot(s)	CSM	Vol & Page	CSM Doc #	Lot(s) #	Block #	Subdivision:
	1-4	25	901	16 & 84				Grants Houghton Point
Section	27	Township	49	N, Range	4	W	Town of:	Bayview
		Lot Size	13.996		Acreage	9 acres		

<input checked="" type="checkbox"/> Shoreland	<input type="checkbox"/> Is Property/Land within 300 feet of River, Stream (incl. Intermittent) Creek or Landward side of Floodplain? If yes---continue →	Distance Structure is from Shoreline : _____ feet	Is your Property in Floodplain Zone? Yes No	Are Wetlands Present? Yes No
	<input checked="" type="checkbox"/> Is Property/Land within 1000 feet of Lake, Pond or Flowage If yes---continue →	Distance Structure is from Shoreline : 400 feet		
<input type="checkbox"/> Non-Shoreland				

Value at Time of Completion * include donated time & material	Project	Project # of Stories	Project Foundation	Total # of bedrooms on property	What Type of Sewer/Sanitary System(s) is on the property or Will be on the property?	Type of Water on property
\$ ~8000	<input type="checkbox"/> New Construction	<input type="checkbox"/> 1-Story	<input type="checkbox"/> Basement	<input type="checkbox"/> 1	<input type="checkbox"/> Municipal/City	<input type="checkbox"/> City
	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> 1-Story + Loft	<input type="checkbox"/> Foundation	<input type="checkbox"/> 2	<input type="checkbox"/> (New) Sanitary Specify Type: _____	<input type="checkbox"/> Well
	<input type="checkbox"/> Conversion	<input type="checkbox"/> 2-Story	<input type="checkbox"/> Slab	<input type="checkbox"/> 3	<input type="checkbox"/> Sanitary (Exists) Specify Type: _____	<input checked="" type="checkbox"/> None
	<input type="checkbox"/> Relocate (existing bldg)	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Gravel	<input type="checkbox"/> _____	<input type="checkbox"/> Privy (Pit) or <input type="checkbox"/> Vaulted (min 200 gallon)	
	<input type="checkbox"/> Run a Business on Property		<input checked="" type="checkbox"/> Use	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Portable (w/service contract)	
	<input checked="" type="checkbox"/> Driveway		<input type="checkbox"/> Year Round		<input type="checkbox"/> Compost Toilet	
				<input checked="" type="checkbox"/> None		

Existing Structure: (if addition, alteration or business is being applied for)	Length:	Width:	Height:
Proposed Construction: (overall dimensions)	Length: 100	Width: 12	Height: 0

Proposed Use	✓	Proposed Structure	Dimensions	Square Footage
<input checked="" type="checkbox"/> Residential Use	<input type="checkbox"/>	Principal Structure (first structure on property)	( X )	
	<input type="checkbox"/>	Residence (i.e. cabin, hunting shack, etc.)	( X )	
		with Loft	( X )	
		with a Porch	( X )	
		with (2 <sup>nd</sup> ) Porch	( X )	
<input type="checkbox"/> Commercial Use		with a Deck	( X )	
		with (2 <sup>nd</sup> ) Deck	( X )	
<input type="checkbox"/> Municipal Use		with Attached Garage	( X )	
	<input type="checkbox"/>	Bunkhouse w/ ( <input type="checkbox"/> sanitary, or <input type="checkbox"/> sleeping quarters, or <input type="checkbox"/> cooking & food prep facilities)	( X )	
	<input type="checkbox"/>	Mobile Home (manufactured date) _____	( X )	
	<input type="checkbox"/>	Addition/Alteration (explain) _____	( X )	
	<input type="checkbox"/>	Accessory Building (explain) _____	( X )	
	<input type="checkbox"/>	Accessory Building Addition/Alteration (explain) _____	( X )	
	<input checked="" type="checkbox"/>	Special Use: (explain) Driveway in Shoreland Zone	( 12 X 100 )	1200
	Conditional Use: (explain) _____	( X )		
	Other: (explain) _____	( X )		

FAILURE TO OBTAIN A PERMIT or STARTING CONSTRUCTION WITHOUT A PERMIT WILL RESULT IN PENALTIES

I (we) declare that this application (including any accompanying information) has been examined by me (us) and to the best of my (our) knowledge and belief it is true, correct and complete. I (we) acknowledge that I (we) am (are) responsible for the detail and accuracy of all information I (we) am (are) providing and that it will be relied upon by Bayfield County in determining whether to issue a permit. I (we) further accept liability which may be a result of Bayfield County relying on this information I (we) am (are) providing in or with this application. I (we) consent to county officials charged with administering county ordinances to have access to the above described property at any reasonable time for the purpose of inspection.

Owner(s): James Lean Date 10/28/21  
 (If there are Multiple Owners listed on the Deed All Owners must sign or letter(s) of authorization must accompany this application)

Authorized Agent: \_\_\_\_\_ (See Note below) Date \_\_\_\_\_  
 (If you are signing on behalf of the owner(s) a letter of authorization must accompany this application)

Address to send permit 2117 Abbey Rd # 402, Onalaska, WI 54650  
 Attach Copy of Tax Statement If you recently purchased the property send your Recorded Deed

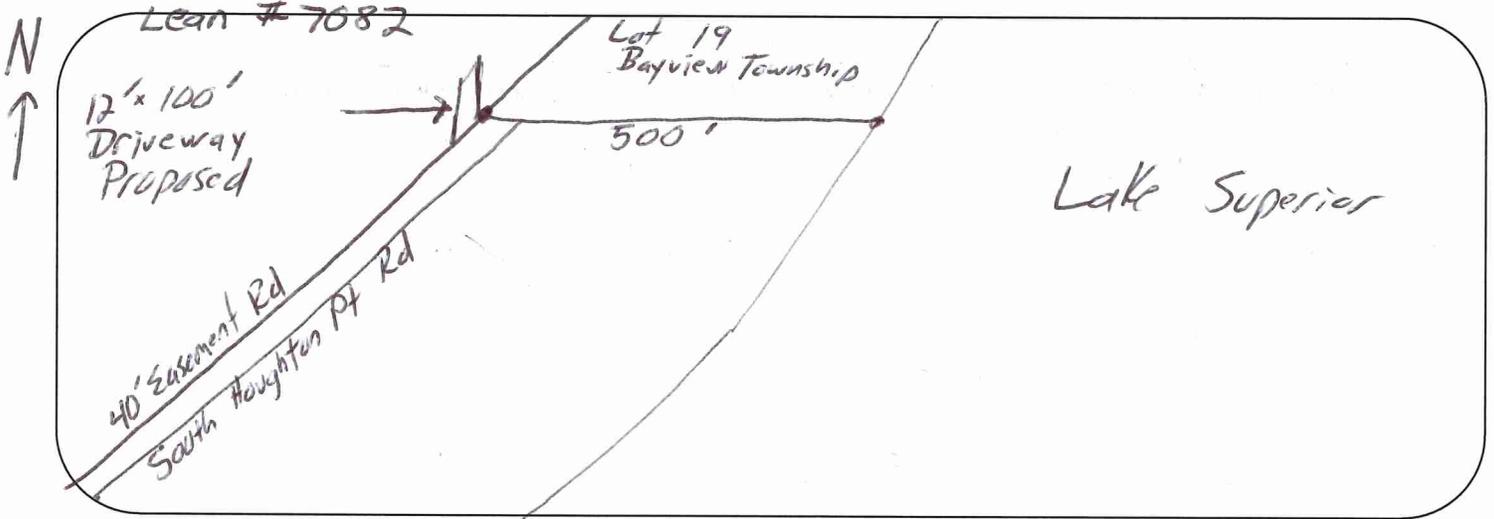
Turn Over



In the box below: **Draw or Sketch your Property** (regardless of what you are applying for)

- (1) Show Location of: **Proposed Construction**
- (2) Show / Indicate: **North (N) on Plot Plan**
- (3) Show Location of (\*): **(\* Driveway and (\* Frontage Road (Name Frontage Road)**
- (4) Show: **All Existing Structures on your Property**
- (5) Show: **(\* Well (W); (\* Septic Tank (ST); (\* Drain Field (DF); (\* Holding Tank (HT) and/or (\* Privy (P)**
- (6) Show any (\*): **(\* Lake; (\* River; (\* Stream/Creek; or (\* Pond**
- (7) Show any (\*): **(\* Wetlands; or (\* Slopes over 20%**

Fill Out in Ink – NO PENCIL



Please complete (1) – (7) above (prior to continuing)

Changes in plans must be approved by the Planning & Zoning Dept.

(8) Setbacks: (measured to the closest point)

Description	Setback Measurements	Description	Setback Measurements
Setback from the Centerline of Platted Road	20 Feet	Setback from the Lake (ordinary high-water mark)	402 Feet
Setback from the Established Right-of-Way	0 Feet	Setback from the River, Stream, Creek	<del>400</del> Feet
		Setback from the Bank or Bluff	400 Feet
Setback from the North Lot Line	200 Feet		
Setback from the South Lot Line	0 Feet	Setback from Wetland	445 Feet
Setback from the West Lot Line	825 <del>0</del> Feet	20% Slope Area on the property	<input type="checkbox"/> Yes <input type="checkbox"/> No
Setback from the East Lot Line	0 Feet	Elevation of Floodplain	Feet
(Driveway only)			
Setback to Septic Tank or Holding Tank	— Feet	Setback to Well	— Feet
Setback to Drain Field	— Feet		
Setback to Privy (Portable, Composting)	— Feet		

Prior to the placement or construction of a structure within ten (10) feet of the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner or marked by a licensed surveyor at the owner's expense.

Prior to the placement or construction of a structure more than ten (10) feet but less than thirty (30) feet from the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner, or verifiable by the Department by use of a corrected compass from a known corner within 500 feet of the proposed site of the structure, or must be marked by a licensed surveyor at the owner's expense.

(9) Stake or Mark Proposed Location(s) of New Construction, Septic Tank (ST), Drain field (DF), Holding Tank (HT), Privy (P), and Well (W).

**NOTICE(s):**

All Land Use Permits Expire One (1) Year from the Date of Issuance if Construction or Use has not begun.

For the Construction of New One & Two Family Dwelling: ALL Municipalities Are Required To Enforce The Uniform Dwelling Code. The local Town, Village, City, State or Federal agencies may also require permits.

If subject property is part of a Condominium Plat, applicant hereby certifies and represents that applicant has all necessary approvals and recorded documents required to complete the project for which this permit is sought including requirements set forth in Wisconsin statutes pertaining to condominium associations, the Declaration of the Condominium Association in which the property is located, and all other rules, regulations and requirements pertaining to that Condominium Association.

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification web page or contact a department of natural resources service center (715) 685-2900.

<b>Issuance Information (County Use Only)</b>		Sanitary Number: _____	# of bedrooms: _____	Sanitary Date: _____
Permit Denied (Date): _____		Reason for Denial: _____		
Permit #: <u>22-0032</u>		Permit Date: <u>3-3-2022</u>		
Is Parcel a Sub-Standard Lot	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is Parcel in Common Ownership	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is Structure Non-Conforming
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Deed of Record) _____ <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Fused/Contiguous Lot(s)) _____ <input type="checkbox"/> No <input type="checkbox"/> Yes _____ <input type="checkbox"/> No		Mitigation Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Affidavit Required
		Mitigation Attached	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Affidavit Attached
Granted by Variance (B.O.A.)		Previously Granted by Variance (B.O.A.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Case #: _____		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Case #: _____		
Was Parcel Legally Created		Were Property Lines Represented by Owner		Was Property Surveyed
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Was Proposed Building Site Delineated				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Inspection Record: <u>Site snow covered but no obvious issues.</u>				Zoning District ( <u>RRB</u> )
				Lakes Classification ( <u>1</u> )
Date of Inspection: <u>11-3-21</u>		Inspected by: <u>Todd Norwood</u>		Date of Re-Inspection: _____
Condition(s): <u>Town, Committee or Board Conditions Attached?</u> <input type="checkbox"/> Yes <input type="checkbox"/> No – (If No they need to be attached.)				
<u>Disturbance shall be kept to the minimum area needed to complete project. Use best management practices to limit/prevent erosion and sedimentation. Revegetate disturbed area following construction, where applicable.</u>				
Signature of Inspector: <u>Todd Norwood</u>				Date of Approval: <u>2-17-22</u>
Hold For Sanitary: <input type="checkbox"/>	Hold For TBA: <input type="checkbox"/>	Hold For Affidavit: <input type="checkbox"/>	Hold For Fees: <input type="checkbox"/>	<input type="checkbox"/>

# TOWN BOARD RECOMMENDATION -- (CLASS A - SPECIAL USE)

When **Town Board** has completed this form, please mail to:

Bayfield County Planning and Zoning Department  
 P.O. Box 58 – Washburn, WI 54891  
 Phone – (715) 373-6138  
 Fax – (715) 373-0114  
 e-mail: zoning@bayfieldcounty.org

Website:  
[www.bayfieldcounty.org/147](http://www.bayfieldcounty.org/147)

Date Zoning Received: (Stamp Here)

RECEIVED

NOV 10 2021

Bayfield Co.  
 Planning and Zoning Agency

**Property Owner(s) are responsible to give this form to the Town Clerk. Attach a copy of the County Application (8 1/2 x 14) [front/back].** This is a **Class A** special use request. **Note:** The Town's Planning Commission meets prior to the Town. Once the Town meets they will forward their recommendation to the Planning and Zoning Department. Ask Town if you should be present at their meeting(s).

Property Owner James E Lean Contractor Ritola  
 Property Address Tax ID # 7082 Authorized Agent \_\_\_\_\_  
 Telephone 715 292 4563 Agent's Telephone \_\_\_\_\_  
 Written Authorization Attached: Yes ( ) No ( )

Accurate Legal Description involved in this request (specify **only** the property involved with this application)  
 \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Section 27, Township 49 N., Range 4 W. Town of Bayview  
 Govt. Lot \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Grants Houghton Point CSM# 901  
 Volume 6 Page 84 of Deeds Tax I.D.# # 7082 Acreage 13.986  
 Additional Legal Description: \_\_\_\_\_

Applicant: (State what you are asking for) Shoreland Zoning Zoning District: R-RB Lakes Classification \_\_\_\_\_  
Driveway off South Houghton Point Rd 40' Easement to adjacent property, Lot 25 Houghton Pt Subdivision.

We, the Town Board, TOWN OF Bayview, do hereby recommend to  
 Table  Approval  Disapproval  
 Have you reviewed this for Compatibility with the Comprehensive and/or Land Use Plan:  Yes  No  
 Township: (In detail clearly state Town Board's reason for recommendation of tabling, approval or disapproval)  
COMPATIBLE WITH THIS AREA.

- \*\* THE FOLLOWING **MUST** BE INCLUDED WITH THIS FORM:
1. The Tabled, Approval or Disapproval box checked
  2. The Town's reasoning for the tabling, approval or disapproval
  3. The form returned to Zoning Department **not a copy or fax**

**\*\* NOTE:**

Receiving Town Board approval, **does not** allow the start of construction or business, you **must** first obtain your permit card(s) from the Planning and Zoning Department.

Revised: November 2017

**Signed:**  
 Chairman: Dan Griffin  
 Supervisor: Bill Boblin  
 Supervisor: \_\_\_\_\_  
 Supervisor: \_\_\_\_\_  
 Clerk: Wanda Hople  
 Date: 11/9/21

# Bayfield County, WI

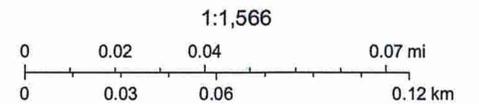


10/27/2021, 12:40:34 PM

- Lake Superior 5
- 1
- 2
- 3
- 4
- Rivers
- Tie Lines
- Meander Lines
- Approximate Parcel Boundary
- Section Lines
- Government Lot
- Municipal Boundary

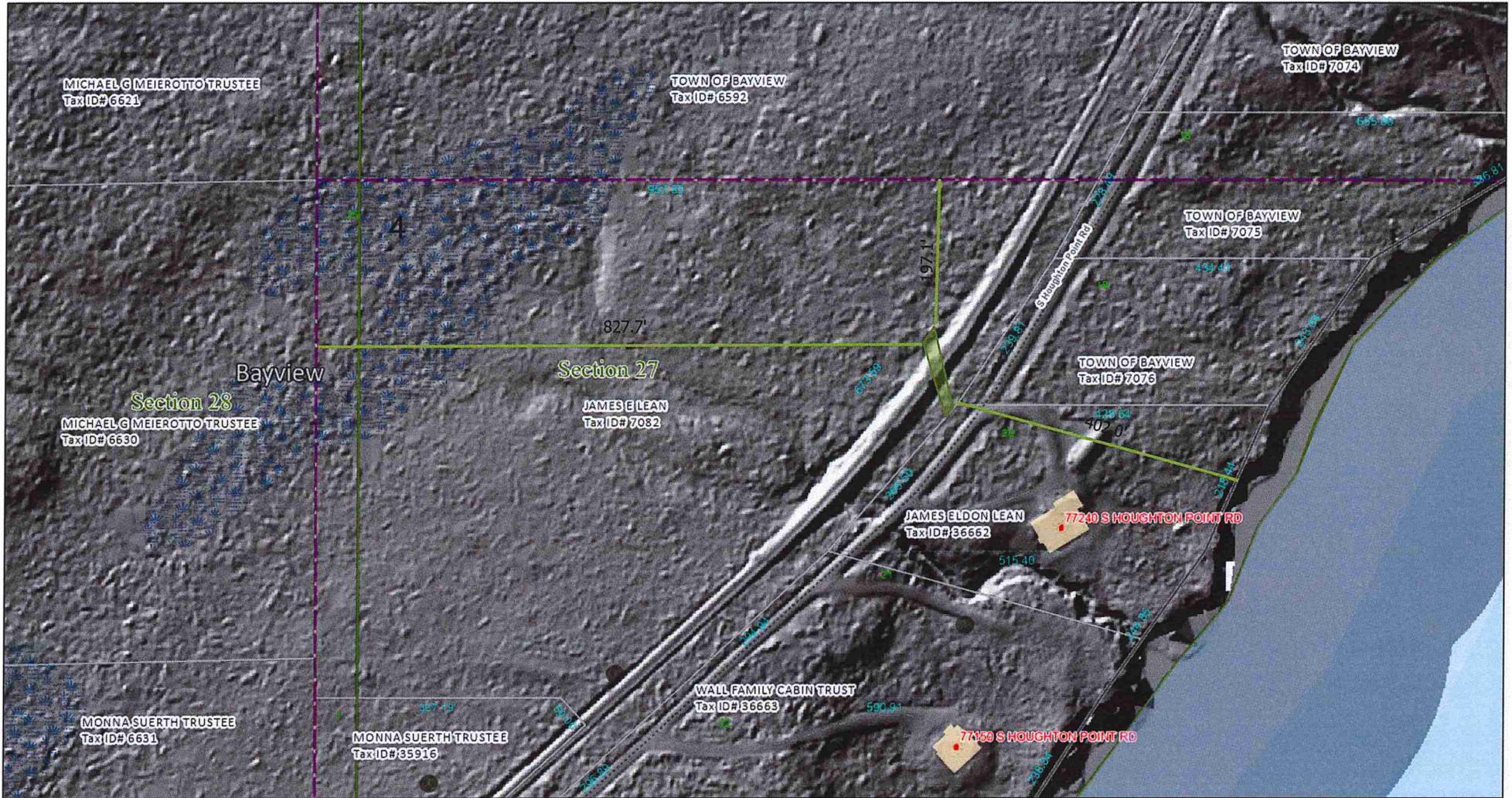
- All Roads
- Private
- Survey Maps
- UnRecorded Map
- Recorded Map

- Building Footprint 2009-2015
- Existing
- Driveways
- Buildings



Bayfield

# Bayfield County, WI

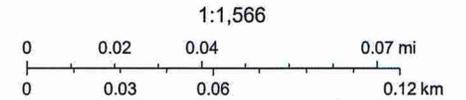


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- Override 1
- Lake Superior
- 1
- 2
- 3
- Wetlands
- Rivers
- Tie Lines
- Meander Lines
- Approximate Parcel Boundary
- Section Lines
- Government Lot
- Municipal Boundary

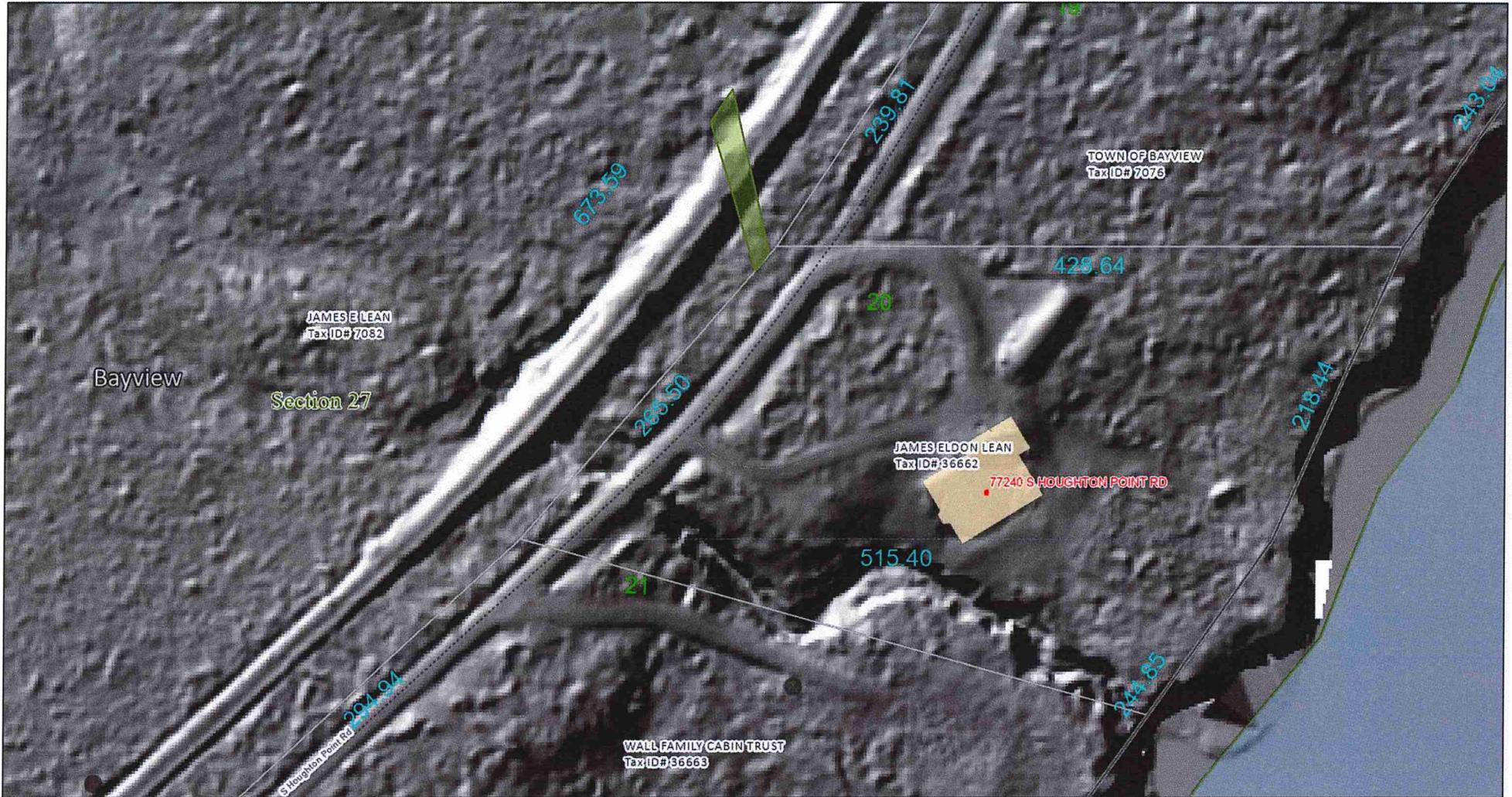
- All Roads
- Private
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- Building Footprint 2009-2015
- Existing
- Driveways
- Buildings



Bayfield County, Bayfield

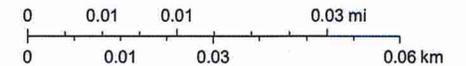
# Bayfield County, WI



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- |               |                             |                    |                              |
|---------------|-----------------------------|--------------------|------------------------------|
| Override 1    | Tie Lines                   | Municipal Boundary | Recorded Map                 |
| Lake Superior | Meander Lines               | All Roads          | Building Footprint 2009-2015 |
| 1             | Approximate Parcel Boundary | Private            | Existing                     |
| 2             | Section Lines               | Survey Maps        | Driveways                    |
| Rivers        |                             | UnRecorded Map     | Buildings                    |

1:783



Bayfield County, Bayfield

# Real Estate Bayfield County Property Listing

Today's Date: 10/27/2021

Property Status: Current

Created On: 3/15/2006 1:15:00 PM

## Description

Updated: 8/20/2021

**Tax ID:** 7082  
**PIN:** 04-008-2-49-04-27-2 00-187-27000  
 Legacy PIN: 008107608000  
 Map ID:  
 Municipality: (008) TOWN OF BAYVIEW  
 STR: S27 T49N R04W  
 Description: GRANT'S HOUGHTON POINT PART OF GOVT LOTS 1-4 LOT 25 TOG WITH RR ROW & LESS LOT 1 CSM #901 IN V.6 P.84 IN DOC 2020R-581861 629  
 Recorded Acres: 10.610  
 Calculated Acres: 13.986  
 Lottery Claims: 0  
 First Dollar: No  
 Zoning: (R-RB) Residential-Recreational Business  
 ESN: 106

## Tax Districts

Updated: 3/15/2006

1 STATE  
 04 COUNTY  
 008 TOWN OF BAYVIEW  
 046027 SCHL-WASHBURN  
 001700 TECHNICAL COLLEGE

## Recorded Documents

Updated: 3/15/2006

### QUIT CLAIM DEED

Date Recorded: 4/23/2020 **2020R-581861**

### QUIT CLAIM DEED

Date Recorded: 2/14/2013 2013R-548201 1101-326

### CONVERSION

Date Recorded: 559-399;605-73;649-344

## Ownership

Updated: 8/20/2021

**JAMES E LEAN**

ONALASKA WI

### Billing Address:

**JAMES E LEAN**  
 2117 ABBEY RD  
 UNIT 402  
 ONALASKA WI 54650

### Mailing Address:

**JAMES E LEAN**  
 2117 ABBEY RD  
 UNIT 402  
 ONALASKA WI 54650

## Site Address \* indicates Private Road

N/A

## Property Assessment

Updated: 9/2/2015

### 2021 Assessment Detail

Code	Acres	Land	Imp.
G6-PRODUCTIVE FOREST	10.610	21,200	0

### 2-Year Comparison

	2020	2021	Change
Land:	21,200	21,200	0.0%
Improved:	0	0	0.0%
Total:	21,200	21,200	0.0%

## Property History

N/A

Town, City, Village, State or Federal  
Permits May Also Be Required

LAND USE – **X**  
SANITARY –  
SIGN –  
SPECIAL (A) – **X** (Town of Bayview-11/10/2021)  
CONDITIONAL –  
BOA –

# BAYFIELD COUNTY

# PERMIT

WEATHERIZE AND POST THIS PERMIT  
ON THE PREMISES DURING CONSTRUCTION

No. **22-0032** Issued To: **James Lean**

Location:  $\frac{1}{4}$  of  $\frac{1}{4}$  Section **27** Township **49** N. Range **4** W. Town of **Bayview**

Gov't Lot **1-4** Lot **25** Block Subdivision **Houghton Point** CSM#  
**Together with RR ROW & Less Lot 1 CSM#901 in V. 6 P. 84**

**Residential** **Driveway**  
For: **Other: [ Shoreland Grading ], (100' x 12') = 1,200 sq. ft.**

**(Disclaimer): Any future expansions or development would require additional permitting.**

**Condition(s): Use best management practices to limit and prevent erosion and sedimentation during construction. Revegetate and stabilize non-rock disturbed areas following construction. Disturbance shall be kept to the minimum area needed to complete project.**

**NOTE:** This permit expires one year from date of issuance if the authorized construction work or land use has not begun.

Changes in plans or specifications shall not be made without obtaining approval. This permit may be void or revoked if any of the application information is found to have been misrepresented, erroneous, or incomplete.

This permit may be void or revoked if any performance conditions are not completed or if any prohibitory conditions are violated.

**Todd Norwood, AZA**

Authorized Issuing Official

**March 3, 2022**

Date